

02-0-1067

CITY COUNCIL  
ATLANTA, GEORGIA

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-47  
DATE FILED: 5-14-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA  
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **620-628 John Wesley Dobbs, N.E.** be changed from the **R-5 (Two-Family Residential)** District to the **PD-H (Planned-Development Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **19** of the **14<sup>th</sup>** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

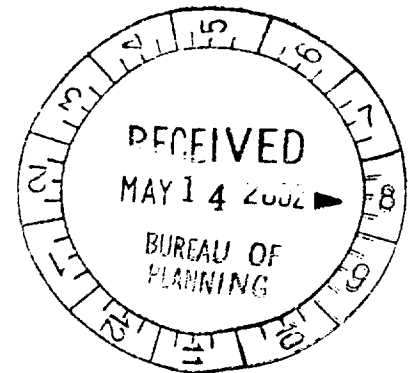
### Conditions for Z-02-47

1. Site plan that was submitted to the Bureau of Planning that is titled "Lampkin Street Cottages," which was prepared by Virgil F. Gaddy & Associates, dated September 29, 2002 and was stamped as "Received" by the Bureau of Planning on October 1, 2002.
2. The general façade organization of the individual buildings shall be subject to design review by the Atlanta Urban Design Commission following the "Martin Luther King, Jr. Landmark District residential Design Guidelines." In addition, as it relates to the MLK Residential Design Guidelines; the 1 1/2 story homes on slab and basement to be reviewed as Single Shotgun (pp.24-27); and, the two story homes to be reviewed as Colonial Revival (p.39) or as Craftsman Bungalow (pp.44-45); and, as indicated in "Field Guide to American Homes," by Virginia and Lee McAlester (pp.328-39 and 452-463), respectively.
3. Reserved parking spaces shall be designated as per the site plan.
4. All units fronting John Wesley Dobbs and Lampkin Street shall have porches covering the majority of the width of the façade, except where tree preservation dictates, and in no case less than 6' feet deep nor 48 square feet minimum.
5. Shrubs planted in the front yard yards shall not exceed 30 inches in mature height.
6. A minimum of 6 units will be two bedroom.
7. Additional no-parking signs will be added at the John Wesley Dobbs and Lampkin Street frontages, if permitted by the City of Atlanta.
8. Residents will be required to sign an acknowledgement of the parking regulations of the area and their importance to the safety of all the residents of the neighborhood.
9. The by-laws of the association shall require the association to levy fines against residents who park illegally or who have guests who park illegally. Said fines shall be enforceable as any other fee the association might collect. Said fines shall not be less than 35 dollars.
10. Applicant shall submit a tree replacement plan developed in consultation with and have final approval by the City of Atlanta's Arborist.

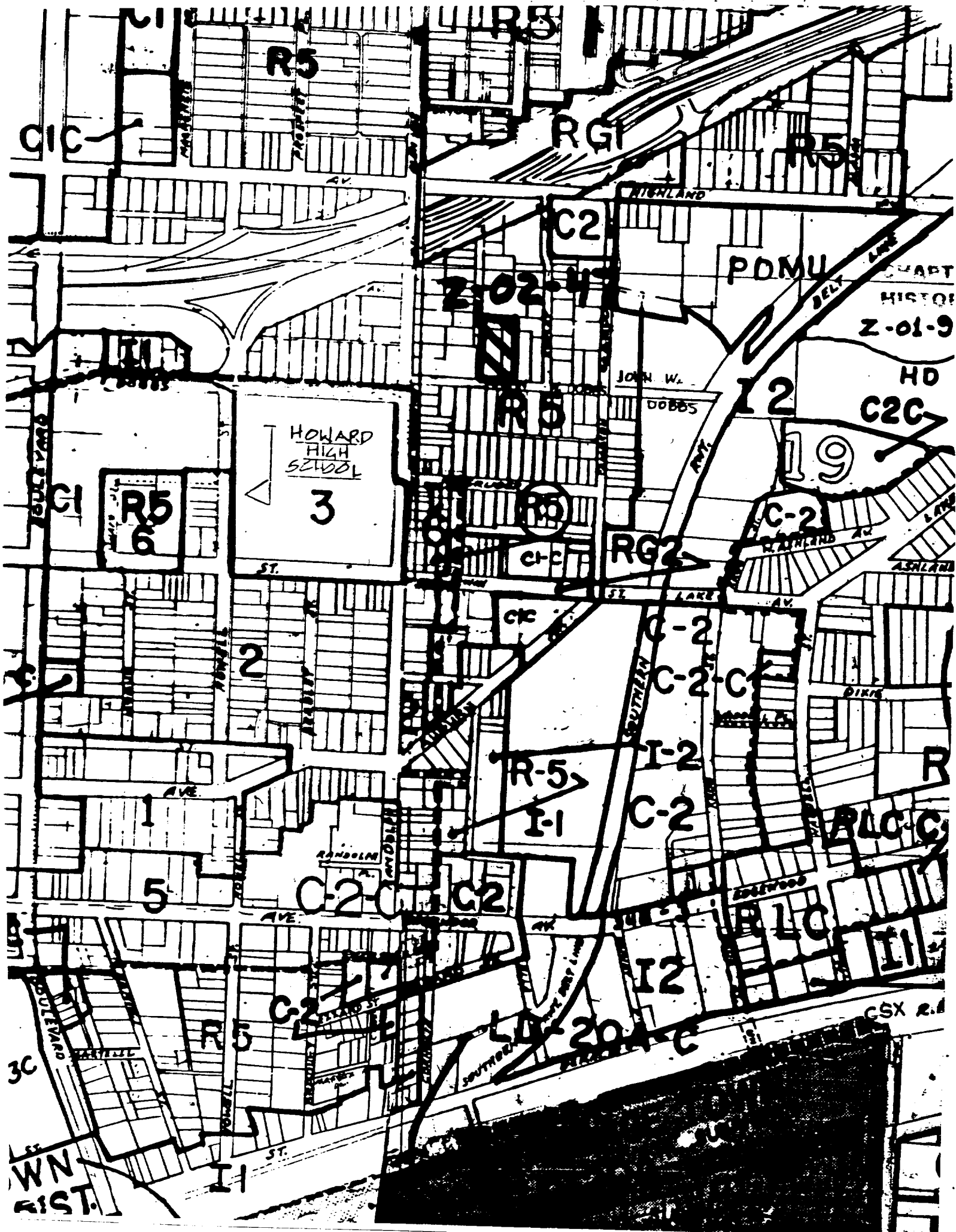
EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA IN LAND LOT 19 OF THE 14TH DISTRICT OF ORIGINALLY HENRY, NOW FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER OF THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF JOHN WESLEY DOBBS (FORMERLY HOUSTON STREET), BEING A 30-FOOT RIGHT-OF-WAY, WITH THE EASTERLY RIGHT-OF-WAY OF LAMPKIN STREET (30-FOOT RIGHT-OF-WAY); RUN THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF LAMPKIN STREET, NORTH 02 DEGREES 19 MINUTES 39 SECONDS WEST, 172.00 FEET TO AN IRON PIN; THENCE NORTH 50 FEET; THENCE EAST 70 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 59 MINUTES 54 SECONDS EAST 50.19 FEET TO AN IRON PIN; RUN THENCE SOUTH 02 DEGREES 19 MINUTES 39 SECONDS EAST 222.00 FEET TO AN IRON PIN ON THE NORTHERLY RIGHT-OF-WAY OF JOHN WESLEY DOBBS (FORMERLY HOUSTON STREET); RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF JOHN WESLEY DOBBS (FORMERLY HOUSTON STREET), SOUTH 89 DEGREES 54 MINUTES 51 SECONDS WEST 50.0 FEET; RUN THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS WEST 70.00 FEET TO THE POINT OF THE BEGINNING, AS PER SURVEY OF D.W. LYNAH, GRLS, DATED MAY 23, 2000, PREPARED FOR BEVERLY MANOR ASSOCIATES AND JLD ASSOCIATES; AND BEING KNOWN AS 620 JOHN WESLEY DOBBS (FORMERLY HOUSTON STREET) UNDER THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.



L-62-47



R5

C1C

R5

R5

2-02-47

PDMU

Z-01-9

HD

C2C

HOWARD  
HIGH  
SCHOOL

3

R5  
6

JOHN W.

DOBBS

12

19

C-2

RG2

R5

C-2

C-2

C-2

C-2

C-2

I-2

C-2

R-5

I-1

C-2

C2

I-2

R-5

R-5

I-1

I-2

20-20-47

CSX R.R.

3C

OWN  
RIST.